

UNOFFICIAL COPY

Warranty Deed



Prepared By:

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Diamond & Kaplan, P.A.
302 Datura Street, Suite 300
West Palm Beach, FL 33401

Doc# 2001345118 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/13/2020 01:34 PM PG: 1 OF 3

Upon Recording, Please Return to:

Bhavini Tara Shah
The Law Office of Bhavini Tara Shah, LLC
1941 Oak Tree Road, Suite 204
Edison, NJ 08820

For the consideration of Ten Dollars (\$10.00), and other valuable considerations, SVAP III HILLSIDE TOWN CENTER TRS, LLC, a Delaware limited liability company ("Grantor"), whose address is 302 Datura Street, Suite 300, West Palm Beach, Florida 33401, does hereby REMISE, RELEASE, ALIENATE AND CONVEY unto HILLSIDE REAL ESTATE LLC, a New Jersey limited liability company ("Grantee"), whose address is 20 2nd Street, Park Ridge, New Jersey 07656, the following described real property situated in Cook County, Illinois, together with all rights and privileges appurtenant thereto:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property").

40 North Mannheim Road, Hillside, Illinois 60162
PIN: 15-17-405-006-0000

Together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property; and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, forever.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its successor, that it has not done or suffered to be done, anything whereby the Property hereby granted is encumbered or charged except as herein recited; and that Grantor will warrant and defend title to the Property against all persons claiming by, through or under Grantor only and no other, SUBJECT TO: (i) the liens of taxes and assessments not yet due and payable as of the date of delivery of this deed; and (ii) all zoning restrictions, easements, covenants, conditions and other matters of record.

40 N. Mannheim
VILLAGE OF HILLSIDE

1-10-20



24,562.50

STATE TRANSFER TAX

S 4
P 3
S 1
M
SC
E
INT



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Exhibit A

Legal Description of Property

LOT 9 IN METRO COMMONS RESUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOTS 8 AND 10 AND PART OF LOT 9 IN METRO COMMONS, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County
Cook County
Recorder of Deeds
Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		10-Jan-2020
	COUNTY:	1,637.50
	ILLINOIS:	3,275.00
	TOTAL:	4,912.50
15-17-405-006-0000 20200101690410 0-850-756-448		